



LINCOLN RALPH



Oak Tree Close, Wickersley, Rotherham, South Yorkshire, S66

GREAT LOCATION, SMALL MODERN DEVELOPMENT, IDEAL FOR FIRST TIMERS, CLOSE TO VILLAGE CENTRE!

Occupying a pleasant position upon this modern cul se sac development and with westerly aspect at the rear a three bedroom semi detached home ideally suiting first timers. With central heating and double glazing, larger than usual enclosed rear garden and ample off road parking to the long driveway this modern starter home is ideally placed close to the extensive village amenities and also the M1/M18 motorway network.

Entrance Lobby With composite front door, and stairs rising to the first floor.

Cloakroom/WC With wc and wash basin in white, front window.

Dining Kitchen 4.16 x 3.55. (Maximum measurements)

With a range of fitted units with work surfaces, sink with mixer tap and tiling to the sink and work surface area. Front window, plumbing for washer and cooking facilities of gas hob with extractor and electric oven.

Lounge 4.46 x 3.47. With rear window and double glazed French doors opening to the rear gardens. Under stairs store cupboard.

First Floor Landing With access to the loft space which houses the combination gas boiler.

Bedroom One 4.47 x 3.00. (Maximum measurements)

With two front windows and storage over the stairs.

Bedroom Two 2.44 x 3.00. With rear window.

Bedroom Three 2.05 x 1.97. With rear window.

Bathroom 2.60 x 1.64. With white suite comprising wc, wash basin and bath with electric shower and screen. Side window, extractor fan and majority wall tiling.

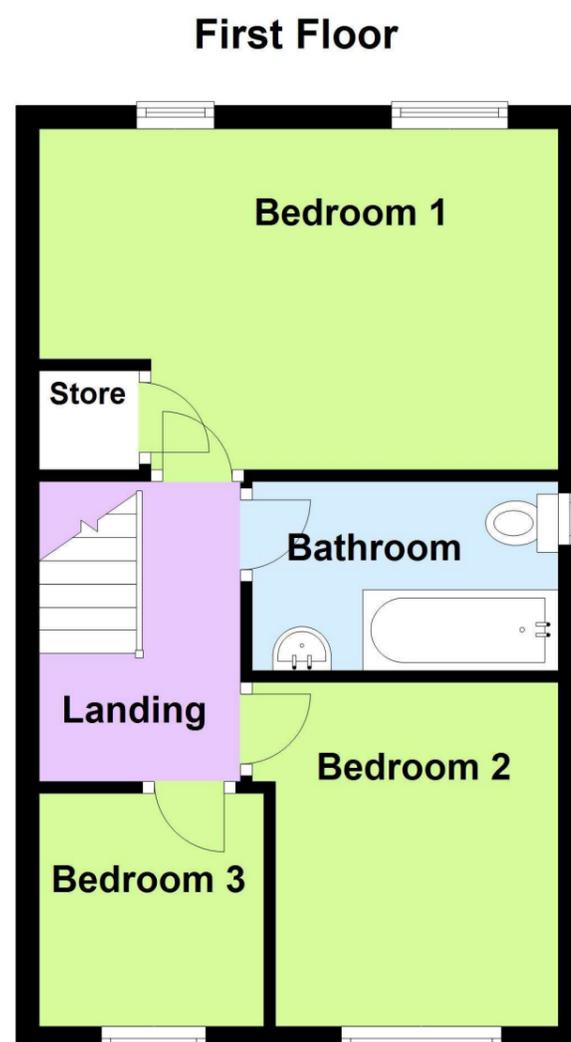
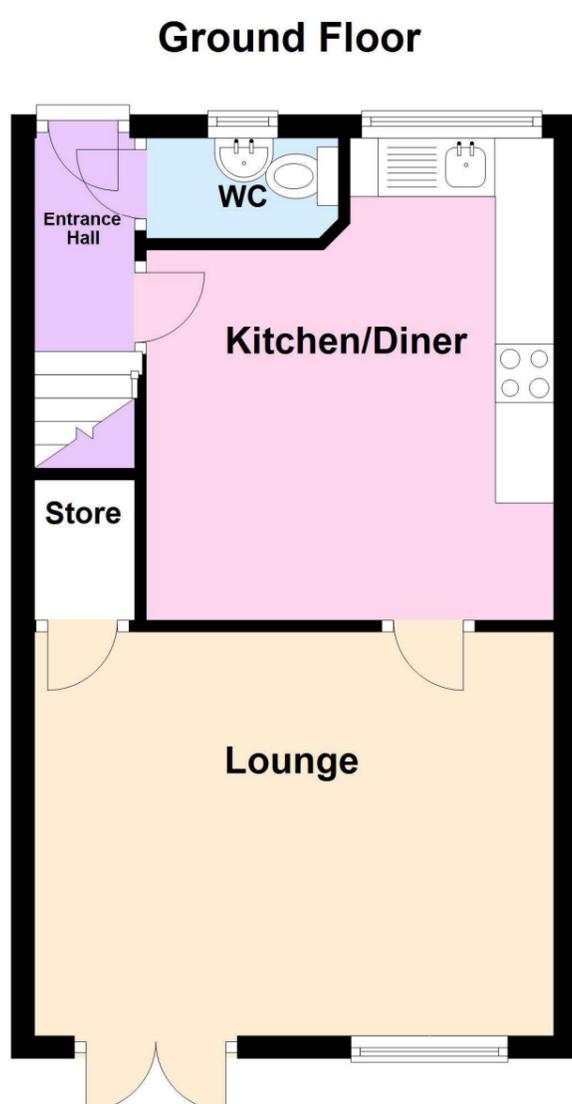
Outside Enclosed lawned gardens to the rear with westerly aspect, garden shed and small paved patio area. Front shrub bed with adjacent drive providing ample off road parking. Security lights to front and rear.



- Modern semi detached home
- Ideal for first time buyers
- Three bedrooms
- Ground floor WC
- Lounge and dining kitchen
- Modern bathroom
- West facing enclosed rear garden
- Ample off road parking

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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